

123 HIGH STREET, DORKING, RH4 1AL



'E' CLASS UNIT TO LET

£50,000
PER ANNUM EXCLUSIVE



- Prime location for retail showroom
- Retail area 1,741 sq ft (161.74 sq m)
- First floor storage 823 sq ft (76.46 sq m)
- Would suit a variety of uses within the existing 'E' use class.
- Currently arranged as a deep showroom of some 60ft depth but could be partitioned.
- Ancillary first floor space could be reworked

Reigate

3 pool house bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

T 01306 884685

LOCATION

This unit is situated in a prominent position on Dorking High Street surrounded by traders such as Clarks, Fat Face and WH Smiths and Specsavers and Lloyds Bank opposite.

Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

ACCOMMODATION

Retail showroom with traditional double fronted timber painted shopfront offering external frontage of approx. 24 ft and shop depth of nearly 100 ft offers excellent retail space with first floor ancillary storage space plus male and female WC's, kitchen and boiler room.

Ground Floor

Retail area	1,741 sq ft (161.74 sq m)
Staff room	196 sq ft (18.2 sq m)
Rear lobby	N/A

First Floor

Landing with separate ladies and gents toilets

Staff room	95 sq ft (8.82 sq m)
Front storage	330 sq ft (30.65 sq m)
Rear storage	493 sq ft (45.8 sq m)

RENTAL

£50,000 per annum exclusive.

VAT

We are advised that the premises is not elected for VAT at present.

THE LEASE

A new lease to be granted for a term and rent review pattern to be agreed on an equivalent full repairing and insuring basis.

AVAILABILITY

The premises is available from early November 2023 for occupation from after the current Tenants vacate .

COSTS

Ingoing tenant to be responsible for both parties legal costs in the transaction.

BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value	£47,500
Uniform Business Rate	£0.49.9 (April 2023 – present)

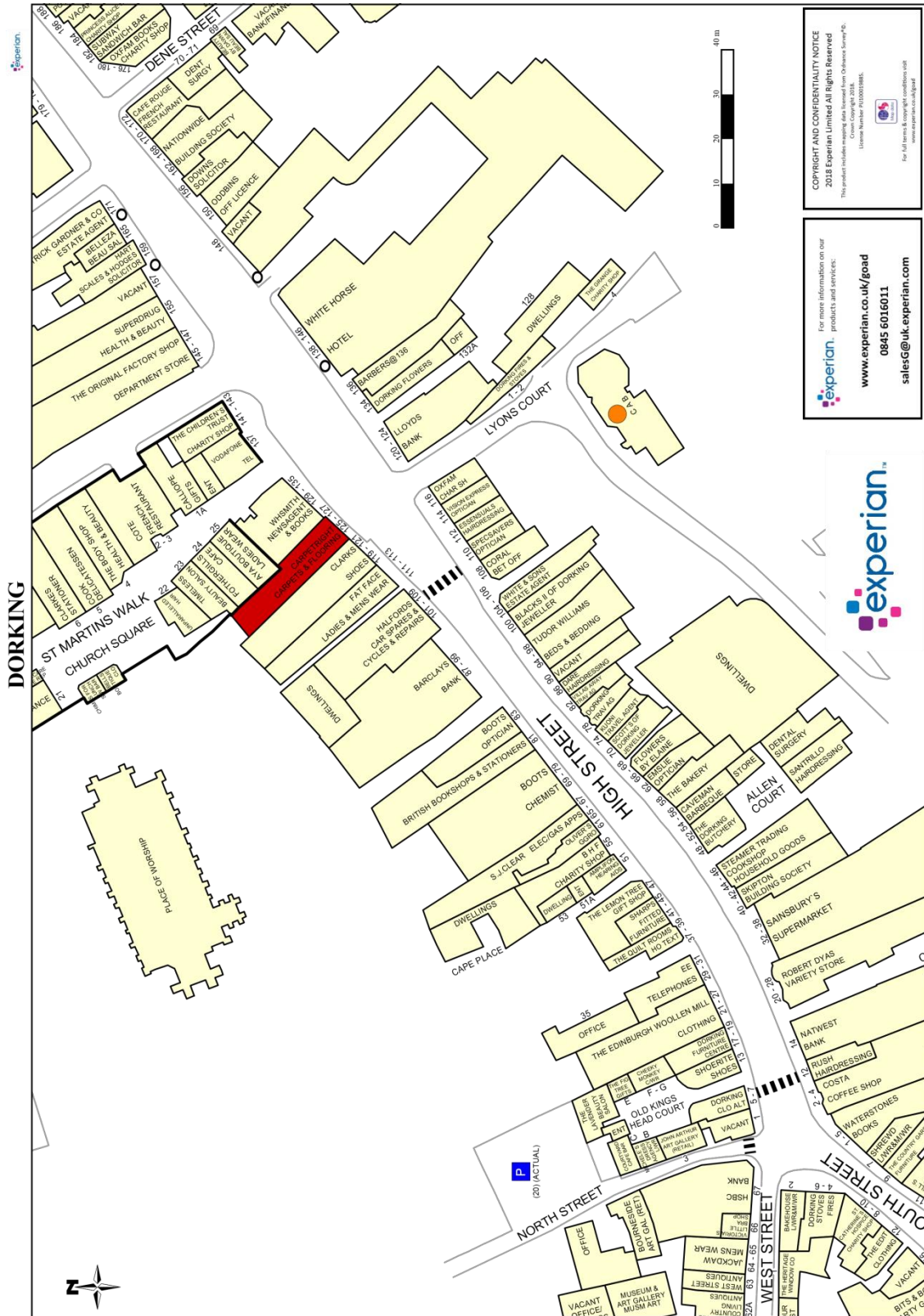
Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

An EPC is being commissioned.

VIEWING

Strictly by appointment with the Landlord's Agents Robinsons with Martin-Brown, telephone 01306-884685.



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 0845 6016011
salesG@uk.experian.com

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